

Recording Requested By:

SARAH S. NIX, CSB#: 221721
GAGEN, McCOY, McMAHON, KOSS, MARKOWITZ & FANUCCI
A Professional Corporation
630 San Ramon Valley Blvd., #100
Danville, California 94526
(925) 837-0585

APN 203-510-041-7

When Recorded Mail to:

JANET L. GATTI, TRUSTEE
716 BLUE SPRUCE DRIVE
DANVILLE, CA 94506

DOUGLAS COUNTY, NV

2020-941881

Rec:\$40.00

02/06/2020 03:08 PM

Total:\$40.00

GAGEN MCCOY

Pgs=3



00106267202009418810030038

KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

115A SNOWBIRD COURT, STATELINE, NV

GRANT DEED

The undersigned grantor declares:

Transfer is pursuant to a trust, not a sale. No tax due.
R & T Code § 11930

Documentary transfer tax is \$- 0 -

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area: (X) City of STATELINE
- Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JANET L. GATTI, Trustee of THE RUDY R. AND JANET L. GATTI TRUST dated December 5, 2006,

hereby GRANTS, subject to all matters of record to avoid breach, to

JANET L. GATTI, Trustee of THE RUDY R. GATTI BYPASS TRUST under the RUDY R. AND JANET L. GATTI TRUST dated December 5, 2006

that real property in the City of STATELINE, County of DOUGLAS, State of NEVADA, commonly referred to as 115A SNOWBIRD COURT, and legally described as:

LOT 23A, AS SHOWN ON THE MAP OF LAKE VILLAGE UNIT NO. 2-C, FILED IN THE OFFICE OF THE COUNTY RECORDER ON APRIL 27, 1973, DOCUMENT, DOCUMENT NO. 65826, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Date: 10/24/2019

Janet L. Gatti

JANET L. GATTI, TRUSTEE OF THE RUDY R. AND JANET L. GATTI TRUST

Mail Tax Statements to:
JANET L. GATTI, TRUSTEE
716 BLUE SPRUCE DRIVE
DANVILLE, CA 94506

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

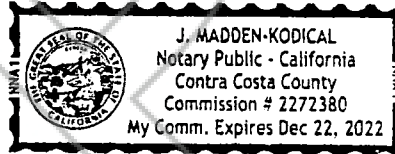
STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On October 24, 2019, before me, J. Madden-Kodical, a Notary Public, personally appeared JANET L. GATTI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1318-23-212-012
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - J</u>	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: Transferring from one trust to a revocable trust without consideration.

5. Partial Interest: Percentage being transferred: n/A %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Janet L. Gatti
 Signature Janet L. Gatti
Janet L. Gatti
 SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Capacity Trustee of the Rudy R. and Janet L. Gatti Trust dated December 5, 2006
 Capacity Trustee of the Rudy R. Gatti Bypass Trust under the Rudy R. and Janet L. Gatti Trust dated 12/5/06
 BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Janet L. Gatti
 Address: 716 Blue Spruce Drive
 City: Danville
 State: CA Zip: 94506

Print Name: Janet L. Gatti
 Address: 716 Blue Spruce
 City: Danville
 State: CA Zip: 94506

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Sarah S. Nix, Esq. Escrow # n/A
 Address: 630 San Ramon Valley Blvd. #100
 City: Danville State: CA Zip: 94526

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)